

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
February 5, 2008**

1. The Zoning Commission of the City of San Antonio met in the 1<sup>st</sup> Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.
2. Roll Call.

**PRESENT: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers,  
Wright, Martinez, Gray**

**ABSENT: R. Valadez**

3. Director's Report.
4. Approval of January 15, 2008 Minutes with amendments.

**1:00 PM – Public Hearing**

**Chairman Sherrill stated Zoning Case No. Z2008040 has been withdrawn as per the applicant's request.**

**CONSENT ZONING**

NA)

Commissioner Westheimer made a motion to approve the following rezoning cases being that staff recommendations were for approval. Additionally, no citizens had signed to speak on said cases: item 9, 11, and 17. The motion was seconded by Commissioner Martinez.

**5. ZONING CASE NUMBER Z2008054 (Council District 6):** The request of Sahi-Grant, LLC, Applicant, for Jerry Lee and Loretta F. Wendel, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-3" General Commercial District on Lot 1 and Lot 2, Block 3, NCB 17634, 11202 and 11214 Misty Woods Street. Staff recommends approval.

This case was approved by consent.

Sam Bledsoe, representative, he would like to amend his request to "C-2" with conditions.

Staff stated there were 9 notices mailed out to the surrounding property owners, 2 returned in opposition and 4 returned in favor and North San Antonio Hills Neighborhood Association is in opposition.

**COMMISSION ACTION**

The motion was made by Commissioner Westheimer and seconded by Commissioner Martinez to recommend approval of "C-2".

**COMMISSION ACTION**

The motion was made by Commissioner Westheimer and seconded by Commissioner Martinez to recommend approval.

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, Gray**

**NAY: None**

**THE MOTION CARRIED**

**INDIVIDUAL CONSIDERATION:**

**8. ZONING CASE NUMBER Z2008057 (Council District 9):** The request of Brown, P. C., Applicant, for Econo Move & Storage Inc., Owner(s), for a change in zoning from "MF-33" Multi-Family District and "C-3" General Commercial District to "I-1" General Industrial District on 2.746 acres out of NCB 15678, 3600 Block of Thousand Oaks. Staff recommends denial.

Staff stated there were 44 notices mailed out to the surrounding property owners, 8 returned in opposition and 2 returned in favor.

**COMMISSION ACTION**

The motion was made by Commissioner Gadberry and seconded by Commissioner Wright to recommend a continuance until March 4, 2008.

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, Gray**

**NAY: None**

**THE MOTION CARRIED**

**9. ZONING CASE NUMBER Z2008069 (Council District 10):** The request of John Roddick, Applicant, for John Roddick, Owner(s), for a change in zoning from "C-2" IH-1 Commercial National Highway System High Priority Corridor District to "C-3" IH-1 General Commercial National Highway System High Priority Corridor District on Lot 5, Block 1, NCB 17106, 12615 Judson Road. Staff recommends approval.

Mike Helmke, representative, requesting a continuance until February 19, 2008.

Staff stated there were 34 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

**COMMISSION ACTION**

The motion was made by Commissioner Gadberry and seconded by Commissioner Wright to recommend a continuance until February 19, 2008.

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, Gray**

**NAY: None**

**THE MOTION CARRIED**

10. **ZONING CASE NUMBER Z2008052 (Council District 5):** The request of Carlos Torralva, Applicant, for Richard Ojeda and Karl and Norma Gonzalez, Owner(s), for a change in zoning from "I-1" General Industrial District to "C-3" General Commercial District on Lot 24 and Lot 25, Block 6, NCB 2152, 1109 and 1115 North Colorado Street. Staff recommends denial as requested with an alternate recommendation of "C-2" (CD-Auto and Light Truck Repair).

Leticia Castro, representative, proposing to operate an auto light truck repair facility. She stated she is agreeable to amend their request "C-3NA".

Staff stated there were 40 notices mailed out to the surrounding property owners, 1 returned in opposition and 7 returned in favor and Prospect Hill Neighborhood Association is in favor.

**COMMISSION ACTION**

The motion was made by Commissioner J. Valadez and seconded by Commissioner Wright to recommend approval of "C-3NA".

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, Gray**

**NAY: None**

**THE MOTION CARRIED**

11. **ZONING CASE NUMBER Z2008050 CD (Council District 2):** The request of Antioch Missionary Baptist Church, Applicant, for Antioch Missionary Baptist Church, Owner(s), for a change in zoning from "RM-4" Residential Mixed District to "RM-4" (CD-Boarding House) Residential Mixed District with a Conditional Use for a Boarding House on Lot 1, Block C, NCB 1385, 204 South Hackberry Street. Staff recommends denial.

Ken Brown, representative, stated he would like to request a 30-day continuance.

Rev. Walden, applicant, stated he would like to withdraw their zoning request.

Staff stated there were 46 notices mailed out to the surrounding property owners, 5 returned in opposition and 1 returned in favor and Nevada Street and Denver Heights Neighborhood Association is not in opposition. Staff mailed 31 notices to the Planning Team.

**APPLICANT WITHDREW APPLICATION THEREFORE NO ACTION WAS TAKEN.**

**12. ZONING CASE NUMBER Z2008067 H (Council District 1):** The request of City of San Antonio, Planning and Community Development, Historic Preservation Officer, Applicant, for Multiple Property Owners, Owner(s), for a change in zoning from "MF-33" Multi Family District, "R-6" Residential Single Family District and "RM-4" Residential Mixed District, "C-3NA" General Commercial District, Nonalcoholic Sales "I-1" General Industrial District and "I-2" Heavy Industrial District to "MF-33" H Multi Family Historic District, "R-6" H Residential Single Family Historic District and "RM-4" H Residential Mixed Historic District "C-3NA" H General Commercial Historic District, Nonalcoholic Sales, "I-1" H General Industrial Historic District and "I-2" H Heavy Industrial Historic District on multiple lots contained within Block B, NCB 1717; Block 19, NCB 395; Block 29, NCB 396; Block 28, NCB 397; Block 18, NCB 398; Block 27, NCB 399, 400 Block of E. Evergreen, 500 Block of E. Evergreen, 600 Block of E. Evergreen and 700 Block of E. Evergreen. Staff recommends approval.

**Commissioner Hawkins arrived at 1:56.**

City staff represented this case.

Ann McGlone, Historic Preservation Officer, stated they are proposing to designate historic district.

**The following citizen(s) appeared to speak:**

Angie Ruiz, spoke in favor.

Martin Kushner, spoke in favor.

Frederica Kushner, spoke in favor.

Richard Moore, spoke in opposition.

Staff stated there were 128 notices mailed out to the surrounding property owners, 4 returned in opposition and 6 returned in favor and no response from Tobin Hill Neighborhood Association.

**COMMISSION ACTION**

The motion was made by Commissioner Westheimer and seconded by Commissioner Wright to recommend approval.

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright,  
Martinez, Gray**

**NAY: None**

**THE MOTION CARRIED**

**13. ZONING CASE NUMBER Z2008072 CD (Council District 1):** The request of Ralph Cortez, Applicant, for Ricardo Balderrama and Jose Rodriguez, Owner(s), for a change in zoning from "C-2" Commercial District to "C-2" (CD- Bar) Commercial District with a Conditional Use for a bar on Lot 1, Block 1, NCB 923, 620 South Presa. Staff recommends denial.

Ralph Cortez, applicant, proposing a jazz bar.

**The following citizen(s) appeared to speak:**

Ricardo Balderrama, spoke in support.

Eric Lopez, spoke in support.

Manny Longoria, spoke in opposition.

Mary Louise Bustos, spoke in opposition.

Retha Oliver, spoke in opposition.

Staff stated there were 32 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and no response from Lavaca Neighborhood Association. Staff mailed 12 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Westheimer and seconded by Commissioner Gadberry to recommend a continuance until February 19, 2008.

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright,  
Martinez, Gray**

**NAY: None**

**THE MOTION CARRIED**

14. **ZONING CASE NUMBER Z2008073 (Council District 5):** The request of Alfredo M. Ximenez, Applicant, for Alfredo M. Ximenez, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-1" Light Commercial District on west 80 feet of Lot 3, NCB 2860, 604 East LaChappelle. Staff recommends approval.

Applicant/Representative not present.

**The following citizen(s) appeared to speak:**

Bill Krupa, spoke in opposition.

Staff stated there were 19 notices mailed out to the surrounding property owners, 3 returned in opposition and 0 returned in favor. Staff mailed out 16 notices to the Planning Team.

**FINDING OF CONSISTENCY OF THE MASTER PLAN**

**COMMISSION ACTION**

The motion was made by Commissioner Westheimer and seconded by Commissioner Martinez to find inconsistent with the neighborhood plan.

(A verbal vote was taken)

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, Gray**

**NAYS: None**

**THE MOTION CARRIED**

**COMMISSION ACTION**

The motion was made by Commissioner J. Valadez and seconded by Commissioner Hawkins to recommend approval.

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, Gray**

**NAYS: None**

**THE MOTION CARRIED**

15. **ZONING CASE NUMBER Z2008048 (Council District 9):** The request of Brown, P.C., Applicant, for Kimberly Marks, Virginia Snell, Emily Dial and Miodrag Jeremic, Owner(s), for a change in zoning from "R-5" Residential Single Family District and PUD "MF-33" Planned Unit Multi-Family District to "MF-40" Multi-Family District on the west 72.6 feet of Lot 69, Lot 70, the west 72.6 feet of Lot 71, the east 72.6 feet of Lot 72, the east 72.6 feet of Lot 74, Lot 82, Lot 77, Lot 78 and Lot 94, NCB 11888, 1607, 1615, 1619, 1621, 1623, 1627 and 1715 West Terra Alta. Staff recommends denial.

Daniel Ortiz, representative, proposing to develop a senior living facility. He stated he would like to amend his request to "MF-33" with a condition to allow up to 36 units.

**The following citizen(s) appeared to speak:**

Virginia Snell, spoke in favor.

Kimberly Marks, spoke in favor.

Staff stated there were 53 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor.

**This case was tabled until the end of the agenda.**

16. **ZONING CASE NUMBER Z2008068 (Council District 6):** The request of Rudolpho & Diana V. Hernandez, Applicant, for Rudolpho & Diana V. Hernandez, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-1" Light Commercial District on Lot 1, Block 12, NCB 16522, 6460 Tahoka Boulevard. Staff recommends denial as requested with an alternate recommendation of "NC" Neighborhood Commercial.

Applicant/Representative not present.

Staff stated there were 37 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Cable-Westwood Association is in opposition.

**COMMISSION ACTION**

The motion was made by Commissioner Martinez and seconded by Commissioner Gadberry to recommend denial.

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Martinez, Gray**

**NAY: None**

**THE MOTION CARRIED**

17. **ZONING CASE NUMBER Z2008077 (Council District 8):** The request of City of San Antonio, Applicant, for John G. and Mary L. Tarsikes, Owner(s), for a change in zoning from "R-5" Residential Single-Family District and "R-6" Residential Single-Family District to "C-2" Commercial District on Lots 7B and 7C, Block A, NCB 11609, 5330 Medical Drive. Staff recommends approval.

City staff represented this case.

Phillip Prey, representative, proposing a transit facility.

**The following citizen(s) appeared to speak:**

Hank Brummett, Vice Chair Via Board, spoke in favor.

Bonnie Polsar, spoke in favor.

Theresa Young, spoke in opposition.

Margo Sabater, spoke in opposition.

Kevin Foster, spoke in opposition.

Staff stated there were 151 notices mailed out to the surrounding property owners, 5 returned in opposition and 2 returned in favor. Staff also received several notices outside the 200-foot radius expressing their support.

#### **COMMISSION ACTION**

The motion was made by Commissioner Gray and seconded by Commissioner Wright to recommend approval.

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, Gray**

**NAY: None**

#### **THE MOTION CARRIED**

18. **ZONING CASE NUMBER Z2008048 (Council District 9):** The request of Brown, P.C., Applicant, for Kimberly Marks, Virginia Snell, Emily Dial and Miodrag Jeremic, Owner(s), for a change in zoning from "R-5" Residential Single Family District and PUD "MF-33" Planned Unit Multi-Family District to "MF-40" Multi-Family District on the west 72.6 feet of Lot 69, Lot 70, the west 72.6 feet of Lot 71, the east 72.6 feet of Lot 72, the east 72.6 feet of Lot 74, Lot 82, Lot 77, Lot 78 and Lot 94, NCB 11888, 1607, 1615, 1619, 1621, 1623, 1627 and 1715 West Terra Alta. Staff recommends denial.



**The following citizen(s) appeared to speak:**

Emily Dial, spoke in favor.

Staff stated there were 53 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor.

**COMMISSION ACTION**

The motion was made by Commissioner Wright and seconded by Commissioner Westheimer to recommend approval of "MF-40".

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, Gray**

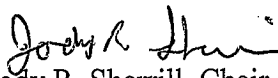
**NAY: None**

**THE MOTION CARRIED**

**26. ADJOURNMENT.**

There being no further business, the meeting was adjourned at 3:30 p.m.

APPROVED:

  
Jody R. Sherrill, Chair

ATTEST:

  
Executive Secretary